

**DRAFT   FITCHBURG PLANNING BOARD MEETING MINUTES**  
**TUESDAY, NOVEMBER 20, 2012**

**MEMBERS PRESENT:** Paula Caron, Chair  
Mike DiPietro  
Paul Fontaine, Jr.  
Mike Hurley  
Kristin Sweeney Moore  
Andrew Van Hazinga

**MEMBERS ABSENT:** John DiPasquale

**PLANNING OFFICE:** Mike O'Hara

**Call to Order**

Meeting called to order at 6:02 p.m. in the Garden Room, Fitchburg Public Library, 610 Main St.

**Communications**

**Meeting Minutes**

Minutes of October meeting approved with one correction.

**ANR plans**

The Board reviewed & endorsed the following plans:

Fay Club, 658 Main St., Boulder Dr.

A 8,372 sq. ft. Lot #2 to be split off from the Fay Club Lot. Stratton Theater is proposed to be relocated to the former gym/barn on site. Scott Foster of the Fay Club stated there is potential for a 125 seat theater. Both the Fay Club & Theater Board have approved. Project will need a Site Plan Review by Planning Board.

MART, Princeton Rd.

Creates a 27,273 sq. ft. Parcel "1", to be conveyed to Pan Am RR for the new Wachusett Station commuter rail project. Revises the ANR plan endorsed on 6/26/12 by adding the note:  
"Not a Buildable Lot".

*The Board requested that a letter be sent to MBTA asking what is planned for improvements to bridges between downtown & Wachusett Station, and suggest improvements are needed at underpass at Princeton Road, particularly with additional traffic to the Wachusett Station.*

Godek, 321 Pearl St.

Splitting off a conforming Lot 1 around the existing dwelling at 321 Pearl St. and creating also a conforming 10,000 sq. ft. Lot 2 fronting on Clark Rd, and a conforming 10,005 sq. ft. Lot 3 fronting on Pearl St.

**PUBLIC HEARINGS**

Site Plan Review - 535 Water Street, LLC, 535 Water St., 9,600 sq. ft. restaurant/bar

Applicant's engineer had requested that hearing be postponed again, until December meeting.

**OTHER BUSINESS**

Proposed modifications to AT&T wireless sites

Brian Allen, consultant for AT&T discussed modifying several existing locations, including towers on Alpine Rd., Wanoosnoc Rd., High Rock Rd. & 76 Summer St. rooftop.

Discussion on whether adding additional panels at these locations required Planning Board approval, or another Special Permit, or just a minor modification.

Discussion continued to next meeting.

Main Street – Conceptual plan for Main Street improvements

The Board reviewed proposed streetscape improvements, but Board was informed that “MassWorks” grant application was not funded.

Board OK-ed the draft 2013 meeting schedule.

Meeting adjourned: 7:59 p.m.

Next meeting: December 18, 2012